

**Note: The following case(s) is/are included in this ad.**

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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-135</u></a>	<a href="#"><u>PALMS CONVALESCENT CARE, INC.</u></a>
<a href="#"><u>05-157</u></a>	<a href="#"><u>LAWRENCE HOMES, INC.</u></a>
<a href="#"><u>05-264</u></a>	<a href="#"><u>CLIVE &amp; DEBORAH BRIDGES</u></a>
<a href="#"><u>05-273</u></a>	<a href="#"><u>WR INVESTMENT L. L. C.</u></a>
<a href="#"><u>05-356</u></a>	<a href="#"><u>MAYOR REALTY, INC. &amp; JOSE M. ALVAREZ</u></a>
<a href="#"><u>05-397</u></a>	<a href="#"><u>NOVA HOMES CORPORATION</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/21/06 TO THIS DATE:

HEARING NO. 04-2-CC-2 (02-135)

20-52-42  
Council Area 8  
Comm. Dist. 2

APPLICANT: PALMS CONVALESCENT CARE, INC.

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit the expansion of an existing non-conforming use; to wit: a 25-bed expansion to a nursing home.
- (2) Applicant is requesting to permit a lot coverage of 42.63% (40% maximum allowed).
- (3) Applicant is requesting to permit 35 parking spaces (61 parking spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Plaza North," as prepared by Joseph B. Kaller & Assoc., consisting of 4 pages dated stamped received 8/17/05 and landscape plan as prepared by Bruce E. Cummins, Landscape Architect, dated stamped received 8/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 201 and 202, of ARCH CREEK ESTATES, Plat book 46, Page 73.

LOCATION: 14601 N.E. 16 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.54 Acres

PRESENT ZONING: BU-1 (Business – Neighborhood)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/21/06 TO THIS DATE:

HEARING NO. 06-3-CZ8-2 (05-356)

16-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANTS: MAYOR REALTY, INC. & JOSE M. ALVAREZ

- (1) BU-1 & BU-3 to RU-2
- (2) Applicants are requesting to permit 4 duplex residential lots each with a lot frontage of 40' (75' required) and each with a lot area of 5,160 sq. ft. (7,500 sq. ft. required).
- (3) Applicants are requesting to permit the 4 duplex residences each with a lot coverage of 37.8% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New 1 Story Duplex," as prepared by Tony Fernandez, Architect, dated 10/18/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 10 – 13, Block 26, AMENDED PLAT OF HIALEAH HEIGHTS, Plat book 28, Page 24.

LOCATION: Approximately 80' west of N.W. 27 Avenue & south of N.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 160' x 129'

BU-1 (Business – Neighborhood)  
BU-3 (Business – Liberal)  
RU-2 (Two-Family Residential)

APPLICANT: LAWRENCE HOMES, INC.

- (1) Applicant is requesting to permit 4 lots; each with a frontage of 52.5' (75' required)
- (2) Applicant is requesting to permit 2 lots with an area of 4,462.5 sq. ft. each and 2 lots with an area of 4,856.25 sq. ft. each (7,500 sq. ft. required).
- (3) Applicant is requesting to permit two lots; each with a single-family residence setback 18.33' (25' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Single-Family Residence for Lawrence Home, Inc." as prepared by Arcon Engineering Group, consisting of 5 sheets; the first 3 sheets dated stamped received 10/03/05, and the remaining 2 sheets dated stamped received 6/7/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of beginning at the southeast corner of SW ¼ of the NE ¼ of the NE ¼ of the north 210' of the west 210' of the south 210' of the east 210' all in Section 21, Township 53 South, Range 41 East.

LOCATION: Lying approximately 100' west of N.W. 29 Avenue, between N.W. 50 Street & N.W. 51 Street, A/K/A: 2916 N.W. 51 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.446 Acre

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANTS: CLIVE & DEBORAH BRIDGES

- (1) Applicants are requesting to permit a duplex residence with a lot area of 5,500 sq. ft. (7,500 sq. ft. required) and a lot frontage of 50' (75' required).
- (2) Applicants are requesting to permit the duplex with a lot coverage of 39.36% (30% permitted).
- (3) Applicants are requesting to permit a setback of 5' (7.5' required) from the interior side (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residential Duplex Plans for TRI-B Construction," as prepared by Tom Marinos, P. E., consisting of four pages and dated 8/1/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 45, OHIO PARK, Plat book 9, Page 104.

LOCATION: 7808 N.W. 9 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 110'

PRESENT ZONING: RU-2 (Two-Family Residential)

APPLICANT: WR INVESTMENT L. L. C.

- (1) Applicant is requesting to permit a single-family residence setback 54.6' (50' maximum permitted) from the front (east) property line and setback 20' (25' required) from the rear (west) property line on proposed Lot 1.
- (2) Applicant is requesting to permit a single-family residence setback 58.33' (50' maximum permitted) from the front (east) property line and setback varying from 7.8' to 10.3' (15' required) from the side street (north) property line on proposed Lot 2.
- (3) Applicant is requesting to permit a screen enclosure setback a minimum of 7.5' (15' required) from the side street (north) property line on proposed Lot 2.
- (4) Applicant is requesting to permit a swimming pool setback 18.44' (20' required) from the side street (north) property line on proposed Lot 2

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Oak Grove Residences," as prepared by Mario Rumiano, consisting of 10 sheets and dated stamped received 9/15/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the north ½ of the SE ¼ of the SW ¼ of the SE ¼ in Section 18, Township 52 South, Range 42 East.

LOCATION: 15250 N.E. 8 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.42 Acres

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANT: NOVA HOMES CORPORATION

- (1) Applicant is requesting to permit a single-family residence with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a setback of 23' (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit setbacks of 5' (7.5' required) from the interior side (east) and (west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence for Nova Homes Corporation," consisting of 2 sheets; Sheet SP-1 as prepared by Fernando Gomez-Pina, dated 12/7/05 and Sheet A-1 as prepared by Nationwide Homes and dated 12/15/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 13, Block 5, LIBERTY CITY, Plat book 7, Page 79.

LOCATION: Lying approximately 190' east of N.W. 18 Avenue and south N.W. 68 Terrace, A/K/A: 1760 N.W. 68 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

PRESENT ZONING: RU-2 (Two-Family Residential)